



HUDSON  
MOODY

68 Dringthorpe Road, York YO24 1LG



A well presented MODERN DETACHED HOUSE with DOUBLE GARAGE and Ground Floor Double Bedroom, situated in a superb location close to The Knavesmire.

- Modern Detached House
- Open Plan Living Dining Room
- Ground Floor Double Bedroom
- Fitted Kitchen with Appliances
- Double Garage with Utility Area and WC
- Three First Floor Bedrooms
- Corner Plot
- Excellent Location Close to York Racecourse
- Scope to Convert the Garage to Create Further Accommodation

**Guide Price £475,000**

**Tenure: Freehold**

**Council Tax Band: D**



For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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#### IMPORTANT NOTICE

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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